



# **DISTRICT COUNCIL OF PETERBOROUGH**

## **DEMOLITION**

A development application needs to be submitted to Council to partially or totally demolish a building and/or associated structures.

If your property is listed as a State or Local Heritage Place, or located within the Historic Conservation Zone/Area or a designated area as declared by the Minister you will be required to obtain both planning and building consent.

If your property does not fall within the above criteria then only a building consent is required to receive Development Approval from Council.

**Note:** Should the application involve tree damaging activity as defined in the Development Regulations then both planning and building consents are required before development approval can be granted.

### **Planning Consent**

An application for planning consent is assessed against the Development Plan, which is designed to guide the growth of the District Council of Peterborough in an orderly manner. The Council will take into consideration the building's heritage value and the set requirements within the zone

### **Building Consent**

Matters of safety, health and fire protection of other structures in the immediate area will be considered as well as the method of demolition when assessing the application against Building Rules Consent.

### **How do I make an application?**

A Development Application Form and the Demolition Proposal Form are required to be submitted to Council along with the following information:

### **Essential Information**

The following must be provided when applying for demolition approval:

- A completed and signed Development Application Form.
- Application fees, including evidence that the Construction Industry Training Levy has been paid for development costing more than \$40,000.
- Where partial demolition of a building is proposed, evidence that the remaining structure will not be structurally impaired.
- Building floor area to be demolished in square metres (for calculation of application fees).
- One copy of a completed and signed Demolition Proposal Form.
- One copy of a properly scaled site plan, drawn to a recommended scale of 1:200 (minimum scale 1:500), A3 size, showing:
  - The approximate north point;
  - Location of all buildings;
  - Front, rear and side setbacks;
  - Adjoining properties and the location of any buildings located on the boundary;
  - Location of any affected trees;
  - Position of footpath and crossover to be used; and
  - Position of any hoardings to be erected.

**Other authorities and legislation**

An applicant may need to contact or seek approval from other statutory authorities that provide services to the allotments, such as water, electricity, gas and telecommunications, or the state department administering industrial affairs.

There may be specific requirements for demolition contained in legislation such as the Work Health and Safety Act 2012 or Environment Protection Act 1993.

**How long does it take?**

The Council will deal with your application as quickly as possible. However for applications that require both planning & building consent it may take up to 8 weeks for Council approval. Applications that only require building consent will take approximately 4 weeks. This period will be extended if additional information is needed.

**How much does it cost?**

Please contact Council staff and they will advise you regarding the cost of lodging an application for demolition.

*The above information is advisory and a guide only to give you a general understanding of the key points associated with the approval system. It is recommended that you seek professional advice or contact the District Council of Peterborough regarding any specific enquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.*